



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2012-06 LEGISTAR #: 20120800

Address	Tax ID #	Property Owner
1451 Bellemeade Farms Rd	17015200330	Gunn, Angelica
1452 Bellemeade Farms Rd	17015200340	Niofi, Maximillian P & William P
1456 Bellemeade Farms Rd	17015200350	Kanyuira, John M
1459 Bellemeade Farms Rd	17015200320	Ezuma, Gabriel I & Joy C
1460 Bellemeade Farms Rd	17015200360	Carillo, Ana & Victor
1463 Bellemeade Farms Rd	17015200310	Rivers, Angel A
1464 Bellemeade Farms Rd	17015200370	McGee, John W & Lynn E
1467 Bellemeade Farms Rd	17015200300	Russell, Stephanie
1468 Bellemeade Farms Rd	17015200380	Burgess, Joseph
1472 Bellemeade Farms Rd	17015200390	Canales, Martin & Bonilla, Julia M
1475 Bellemeade Farms Rd	17015200290	Huerta, Martin
1476 Bellemeade Farms Rd	17015200400	Seven Bolanle Seven
1479 Bellemeade Farms Rd	17015200280	McCray, Brenda
1480 Bellemeade Farms Rd	17015200410	Gittens, Neville
1483 Bellemeade Farms Rd	17015200270	Mack. Charles D
1484 Bellemeade Farms Rd	17015200420	Cormier, Erick B & Erika DI
1487 Bellemeade Farms Rd	17015200260	Amaya, Molina Carlos O
1488 Bellemeade Farms Rd	17015200430	Bank of New York Mellon
1492 Bellemeade Farms Rd	17015200440	Asatola, Kolawole
1495 Bellemeade Farms Rd	17015200250	Johnson, Chashawndre & Johnson, Melanie M
1496 Bellemeade Farms Rd	17015302440	Stephens, Anthony
1500 Bellemeade Farms Rd	17015302450	Coppinger, Patrick D

EXISTING ZONING: R-15 (Residential 15,000 sq. ft. – Cobb County)

REQUEST: R-3 (Single Family Residential 3 units/acre – City)

FUTURE LAND USE MAP

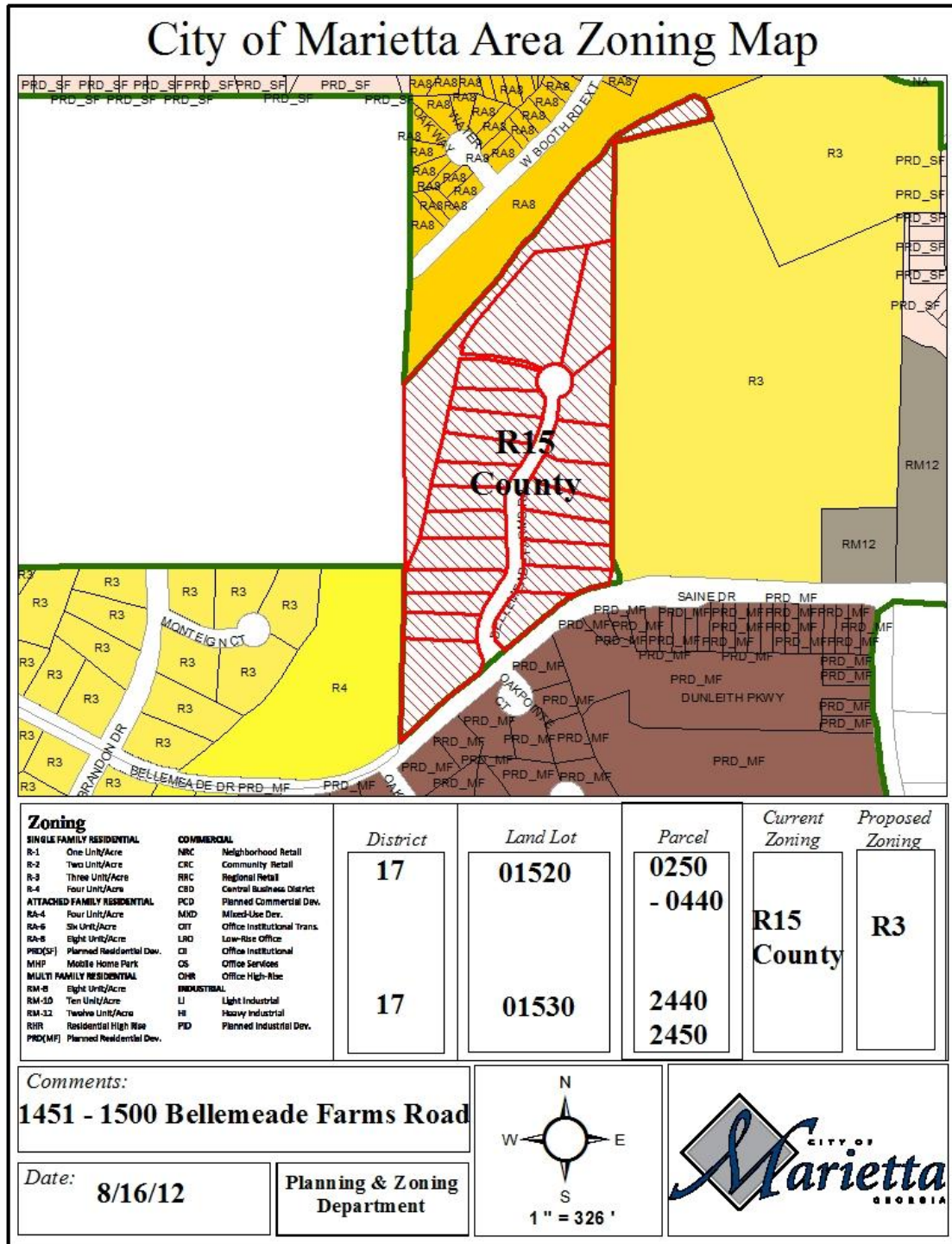
RECOMMENDATION: LDR (Low Density Residential)

REASON FOR REQUEST: City initiated island annexation

PLANNING COMMISSION HEARING: Tuesday, September 4, 2012 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, September 12, 2012 – 7:00 p.m.

MAP



PICTURES OF PROPERTIES





STAFF ANALYSIS

Location Compatibility

At the August 8, 2012, Marietta City Council meeting, the Mayor and City Council voted to table the original rezoning and annexation request made by six property owners, and directed staff to pursue an island annexation of the entire Bellemeade Farms Subdivision. Bellemeade Farms Subdivision is a single-family development with twenty-two (22) single family houses, plus the common area that is controlled by the home owners association, and which abuts and stretches along the northeast and northwest portion of the subdivision. If approved, the subdivision would be annexed into the City of Marietta, and rezoned from R-15 (Residential 15,000 sq. ft.) in Cobb County to R3 (Single Family Residential 3 units/acres) in the City.

This request began with an application from six (6) property owners in Bellemeade Farms Subdivision: Kolawole Asatola (1492 Bellemeade Farms Road); Dalila M. Deans (1488 Bellemeade Farms Road); Erika Reese (1484 Bellemeade Farms Road); Neville K. Gittens (1480 Bellemeade Farms Road); Monsuru O. Ojulari (1476 Bellemeade Farms Road); and Martin Canales (1472 Bellemeade Farms Road). These applicants made their request primarily to enable their children to attend Marietta City Schools.

The property that abuts the subdivision to the east is Dunleith Elementary School, a Marietta City School. To the south of the subdivision, the neighboring properties are zoned PRD-MF (Planned Residential Development – Multi-Family) which includes an aging apartment complex, a new housing subdivision and the Walton Village apartment complex (which includes senior and family apartments). To the west is a mature subdivision zoned R3 (Single Family Residential – 3 units/acre); and a vacant property located in the floodplain that is zoned R4 (Single Family Residential – 4 units/acre).

Use Potential and Impacts

There will be no changes to the existing subdivision, and as such, there will be no impact on neighboring parcels or property owners.

Cobb County's Future Land Use Map designates this property as Medium Density Residential. The proposed rezoning request is in conformity with the policy and intent of the Cobb County Comprehensive Plan.

The City of Marietta Future Land Use map designates the adjacent area within the city limits as Low Density Residential (LDR) and this designation allows for no more than three (3) units per acre. The R-3, Single Family Residential (3 units per acre) zoning is consistent with that designation.

Environmental Impacts

The subdivision has some homes which appear to be located within the FEMA Flood Plain. The FEMA 100 year flood elevation is 990 ft. in this area, but the finished floor elevations of these homes are not known. If the minimum finished floor elevation depicted on the plat was constructed, then the homes will be the required 3 ft. above the flood plain. Federal Flood Insurance may be recommended for these homes. None of the homes are located within stream buffers per the City Stream Buffer Ordinance.

Economic Functionality

The subdivision is currently developed as a detached single family subdivision, and no changes are proposed. Given the surrounding zonings and the Future Land Use in Cobb County and in the City of Marietta, the R-3 zoning category is a reasonable zoning classification. According to the Cobb County Tax Assessors records, the appraised values of the properties range from \$128,530 to \$137,520.

Flood plain maps indicate that 60% or more of each of the subject properties are located within the FEMA 100 year flood plain; and the flood plain status could have some effect on the future marketability of the individual properties.

Infrastructure

The subdivision is located within an unincorporated island, which means that the area is completely surrounded by other properties that are within the City limits. The existing subdivision will remain as residential uses and will continue utilizing the water, sewer and electric services. There will be no effects on transportation or traffic in the area and there will be only minor impacts on the two school systems. Once annexed, the City of Marietta would provide public services to the subdivision.

City of Marietta Fire Station #54, located at 228 Chestnut Hill Road, would serve the proposed annexation area.

From the perspective of public safety, annexing the entire 22 home subdivision rather than just the original six homes that requested annexation is a preferable situation. Staff discussed this issue with the original six applicants and suggested attempting to convince the other 16 homeowners to join them in requesting annexation of the entire subdivision. Since that point, there has been submitted a petition signed by 19 homeowners (not including one of the six owners who originally requested the annexation to annex into the city. Staff has also made contact with one additional resident from the subdivision, who did not object to the annexation. The subdivision is within an unincorporated island surrounded by city limits and can be annexed by City initiated action under State law.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

City officials will be attempting to meet with the residents to answer questions regarding city services prior to the City Council meeting.

History of Property

Because the subject properties have been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records. However, the Final Plat for Bellemeade Farms Subdivision was recorded on June 14, 2001 in Cobb County Superior Court.

ANALYSIS & CONCLUSION

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Some of the applicants have school aged children who are now attending Cobb County schools. Annexation of this subdivision would reduce the distance that their children must travel to go to county district schools. Dunleith Elementary School abuts Bellemeade Farms subdivision on its eastern boundary. Representatives from Marietta City Schools have been notified of this potential annexation and have indicated that additional students from this neighborhood can be easily absorbed into existing classrooms.

Cobb County's Future Land Use Map designates this property as Medium Density Residential. The proposed rezoning request is in conformity with the policy and intent of the Cobb County Comprehensive Plan. The City of Future Land Use map designates the adjacent area within the city limits as Low Density Residential (LDR) and this designation allows for no more than three (3) units per acre. The R-3, Single Family Residential (3 units per acre) zoning is consistent with that designation.

Prepared by: _____

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	n/a
Size of the water line?	8"
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	n/a
Size of the sewer line?	8"
Capacity of the sewer line?	Flow test required
Estimated waste generated by proposed development?	A.D.F. Peak
Treatment Plant Name?	South Cobb WRE
Treatment Plant Capacity?	40 MGD monthly average
Future Plant Availability?	1-5 years

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	YES
What percentage of the property is in a floodplain?	60% +/-
What is the drainage basin for the property?	Olley Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	YES – rear of properties
If so, is the use compatible with the possible presence of wetlands?	YES – existing homes
Do stream bank buffers exist on the parcel?	YES – rear of properties
Are there other topographical concerns on the parcel?	NO
Are there storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

Transportation

What is the road affected by the proposed change?	Saine Drive
What is the classification of the road?	Collector
What is the traffic count for the road?	No Data Available
Estimated number of cars generated by the proposed development? **	N/A – existing 6 lots of 22 lot subdivision
Estimated number of trips generated by the proposed development? **	N/A – existing 6 lots of 22 lot subdivision
Do sidewalks exist in the area?	YES
Transportation improvements in the area?	NO
If yes, what are they?	---



*** The above Trip Generation numbers are estimated from an ITE list. We make these estimates in good faith using known data at the time of the review.*

- The lots #1472 – 1480, and 1488 - 1492 (5 lots) have homes which appear to be located within the aerial extent of the mapped FEMA Flood Plain. The elevations of these homes is unknown at this time vs. the FEMA 100 year flood elevation of 990. However, if the minimum finished floor elevation depicted on the plat was constructed, then the homes will be the required 3' above the flood plain.
- It is recommended that all 6 properties have Federal Flood Insurance.
- Homes are not located within stream buffers per the City Stream Buffer Ordinance.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Marietta 51
Distance of the nearest station?	.4 miles
Most likely station for 1 st response?	Marietta 51
Service burdens at the nearest city fire station (under, at, or above capacity)?	No service burdens

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes X No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta School System

Elementary School System Servicing Development?	Dunleith Elementary
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Middle School Servicing Development?	Marietta Middle
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High School Servicing Development?	Marietta High
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Capacity at Elementary School?	600
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Capacity at Middle School?	1300
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Capacity at High School?	2500
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Current enrollment of Elementary School?	642
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Current enrollment of Middle School?	1136
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Current enrollment of High School?	1725
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Number of students generated by present development?	12
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Number of students projected from the proposed development?	31
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New schools pending to serve this area?	None
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